Te Kaunihera o Te Hiku o te Ika
Far North District Council

Growth Scenarios Evaluation Report

A summary of the methods and results from the analysis process used to evaluate the growth scenarios

23 January 2025

Contents

1 Executive Summary

This evaluation identifies Scenario D (Kerikeri South Focused Expansion) and Scenario E (Waipapa Focused Expansion) as the preferred growth scenarios for the Kerikeri-Waipapa Spatial Plan. These scenarios align closely with Te Pātukurea's objectives and the aspirations of the Hapū Rōpū and the wider community. A hybrid option combining elements of these scenarios is recommended to balance the benefits of each and address varying preferences.

Key Reasons the evaluation supported a hybrid of Scenarios D and E:

- Scenario D (Kerikeri South Focused Expansion):
    - Proximity to existing infrastructure minimises development costs and maximises efficiency.
    - Supports compact urban form, reducing vehicle emissions and enhancing walkability.
    - Avoids high-risk natural hazard areas and productive rural soils.
    - Enables economic agglomeration benefits by enhancing Kerikeri as a vibrant cultural and retail hub.
    - Balances urban growth with natural and cultural values, with fewer concerns regarding environmental risks compared to other scenarios.
- Scenario E (Waipapa Focused Expansion):
    - Leverages Waipapa's role as a growing commercial and industrial hub.
    - Aligns with community preference for focusing growth in Waipapa.
    - Encourages infrastructure investment to support industrial and commercial activities, creating employment opportunities.
    - Offers affordable housing options and supports community facilities development.

Key Reasons Other Scenarios scored lower:

- Scenario A (Proposed District Plan Implementation):
    - Relies on dispersed rural growth patterns that increase infrastructure costs and environmental impacts.
    - Fails to align with community aspirations for vibrant and integrated urban centres.
- Scenario B (South Waipapa Road Expansion):
    - High natural hazard risks, including flood-prone areas, increase long-term costs and vulnerabilities.
    - Fragmented growth pattern with limited community support and poor integration with existing infrastructure.
- Scenario C (North Waipapa Road Expansion):
    - Less community support due to perceived overdevelopment risks.
    - Moderate constraints regarding infrastructure provision and stormwater management.
    - While scoring well culturally, it lacks strong integration with existing centres.
- Scenario F (Kerikeri Northwest Expansion):

- High proportion of development on productive rural soils, conflicting with key principles of protecting horticultural land.
- Risk of creating dormant suburb, or residential sprawl, with limited services and high car dependency, impacting connectivity and vibrancy.

2 Introduction

The purpose of this report is to summarise the analysis process, including methods and results, used to evaluate the growth scenarios (refer to Appendix A for a copy of the growth scenarios). This process results in the identification of an emerging preferred growth scenario for Te Pātukurea. This evaluation process will help elected members determine what is the most appropriate growth scenario for the draft spatial plan, which the public will have the opportunity to provide feedback on.

The process involved the following qualitative and quantitative methods of analysing the growth scenarios:

1. Infrastructure cost analysis
2. Subject Matter Expert multi-criteria assessment (MCA)
3. Hapū Rōpū Cultural Analysis
4. Community engagement

Together, these components provide a broad foundation that enables an objective consideration of the scenarios from multiple perspectives. It also enables different perspectives (such as Hapū Rōpu, Subject Matter Experts and the wider community) to input into the process. A detailed description of methods of analysis, and the outcome of each analysis is provided in Sections 2 to 5 of this report.

The process included the following steps:

Table 1: Process Steps

Step	Date / Comment
1. Establishing evidence base for infrastructure cost analysis	18 October 2024. This included the transport and three-waters assessments, undertaken by Beca engineers, which provided high-level order of magnitude costs for each scenario
2. Review and refinement of MCA Criteria	November 2024
3. Infrastructure Cost Analysis and ranking	8 November 2024
4. 6 Growth Scenarios out for public engagement	1 November to 29 November
5. Subject-matter expert briefing and pre-scoring	6 November 2024. Instruction guide and scoring workbook circulated to Subject Matter Experts ahead of workshop.
6. MCA Scoring Workshop 1	12 November 2024. At this workshop, initial MCA scores were reviewed and discussed. Criteria were refined post-workshop
7. MCA Scoring Workshop 2	15 November 2024. Updated criteria re-scored, and overall scoring finalised
8. Hapū Rōpū Workshop 1	18 November 2024. Drawing from the Cultural Impact Assessment, draft criteria were developed and subsequently refined and collectively scored Hapū Rōpu
9. Hapū Rōpū Workshop 2	4 December 2024. The project team presented Hapū Rōpu with the findings from the growth scenarios analysis, which included costs, cultural assessments, SME findings, and public engagement information. From this, a recommended growth scenario was identified.

Step	Date / Comment
10. Elected Member Workshop	10 December 2024. Elected members to hear about, and consider, the results of the growth scenarios analysis process. Staff to support elected members in their decision to decide on a preferred growth scenario which will form the basis to the draft spatial plan. Elected member endorsement of the draft for public consultation will be sought in March 2025.

The evaluation process was completed in stages, to enable components of the analysis to be completed whilst community engagement was underway. The first stage included the completion of the infrastructure cost analysis, the MCA and the Hapū Rōpū Cultural Analysis. The results of this stage were then reviewed in light of feedback from engagement. The outcome of this process is described in Section 6 of this report.

3 Infrastructure Cost Analysis

3.1 Overview

Far North Distict Council commissioned Beca to complete a transport and three-waters assessment. These reports (available on our public facing Te Pātukurea website) detail the infrastructure necessary to deliver each growth scenario, and the high-level order of magnitude costs of that infrastructure. Other utilities (such as electricity) are not the financial responsibility of Council and therefore have not been included in the cost analysis; however, engagement with relevant network providers has confirmed the feasibility of all scenarios. The reports also considered how infrastructure should be staged in the short, medium and long-term.

3.2 Scoring

High and low estimates were given for infrastructure, which ranged between $4M and $98M. To provide a foundation for scoring, the average cost for each infrastructure element (except stormwater) was calculated and the overall range of costs was analysed to determine where the "split" between scores should be defined. This range determined was between $0M and $87M and is broken down as per the table below. Except for stormwater, infrastructure was scored on a scale of 0 to -2.

Due to limitations in the current stormwater model and uncertainty about the condition of existing assets, specific cost estimates for stormwater were not able to be determined. However, a constraints analysis was completed that considered cost implications. Stormwater was ranked to minor constraints (with lowest costs) and significant constraints (with highest costs). The outcome of the scoring is shown on the next page.

Legend – Water, Wastewater and Transport		
M		*Score*
0 – $40m	$	0
$41m – $60m	$$	-1
$60m+	$$$	-2

Scoring Legend – Stormwater		
Constraint		*Score*
Minor		0
Moderate		-1
Significant		-2

Table 2: Summary of infrastructure costs

	A	B	C	D	E	F
Transport	$	$$$	$$$	$$	$$$	$$
Stormwater						
Water	$	$$$	$$$	$$	$$$	$$$
Wastewater	$	$$	$$	$$	$$$	$$
Score	-2	-6	-5	-4	-7	-5
Ranking	--	3rd	2nd=	1st	4th	2nd=

Scenario D – Kerikeri South Focused Expansion ranks highest in the infrastructure cost analysis. This is a result of the more compact growth pattern and efficient use of infrastructure it can deliver.

While Scenario A (status quo) was found to have the lowest identified costs, its true costs remain uncertain due to the dispersed development pattern and the unknown scope of necessary infrastructure upgrades.

4 Subject Matter Expert Multi-Criteria Analysis

4.1 Overview

To further guide the evaluation and comparison of the scenarios, a multi-criteria analysis (MCA) framework was developed. The MCA is a common tool that is often used to assist a decision-making process and provides an opportunity to understand how different options compare against a set of criteria. The MCA criteria are based on the four objectives of Te Pātukurea and were developed in consultation with the Hapū Rōpu and subject matter experts. This is summarised in the Framework Document.

The MCA criteria were scored by the relevant subject matter experts in an interdisciplinary workshop. The four objectives and criteria summary are set out below.

Infrastructure Objective

Our infrastructure is resilient to the impacts of natural hazards (e.g., flooding), growth (e.g., housing and business capacity) and climate change (e.g., drought)

Criteria
Emissions
Natural hazards
Infrastructure resilience (water, wastewater, transport, stormwater)
Community facilities

Transportation Objective

We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district

Criteria
Emissions
Urban Form / density
Access by walking / cycling

Housing Objective

We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want

Criteria
Urban form / density
Spatial economic considerations
Market feasibility

Environmental Objective

We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special whilst supporting economic development

Criteria
Biodiversity
Rural production
Natural hazards
Public open space

The subject matter experts are a mix of internal staff and external technical experts. Refer Table 3 for a list of the subject matter experts.

Ahead of the workshop:

- Sixteen criteria were initially developed to reflect what can be measured (for example, did the criteria provide a means to differentiate between scenarios) and what is meaningful to measure (is it a viable criterion in light of evidence gathered?). The 16 criteria were refined to 17.
- An information pack was provided to our subject matter experts with an outline of the options to be assessed, the criteria to be used in undertaking this assessment including the MCA framework, and a pre-scoring spreadsheet.
- In advance of the workshop, experts were asked to pre-score options using the MCA tool so that these could be compiled and discussed during the workshop. Supporting each score was an explanation (reason) for the score.

During and post-workshop

- MCA scores were presented and challenged in an interdisciplinary workshop. Experts were given the opportunity to amend their scores in light of the discussion at the workshop, if they felt that was appropriate.
- During the workshop, criteria were challenged, updated, and some reconsidered due to possible double-counting. Criteria were also challenged and reviewed post-workshop. The 17 criteria were refined to 14.

The final agreed criteria, a supporting description, and the relevant Subject Matter Expert is Identified in the table below:

Table 3: MCA criteria descriptions

	Criteria	Description	Subject Matter Expert
1	Biodiversity	Impact on areas subject to ecological protection, highly erodible land, riparian margins (Wāhi Toiora layer) assessing matters listed only in the Framework Document.	Urban Planner, Parks Planner (FNDC)
2	Emissions (ground transport)	Vehicle Kilometres Travelled - which options could reduce VKT and associated motor vehicle emissions.	Transport Planner (FNDC, with input from Beca)
3	Natural Hazards and fragmentation	Fragmentation of land by flooding/ how much contiguous developable land is available when excluding areas subject to flooding.	Urban Planner (FNDC)
4	Rural production	Impact on highly productive land assessing against high class soils identified in our Wāhi Toiora constraints layer.	Urban Planner (FNDC)
5	Urban Form and Density	Achieving an effective and efficient pattern of development through: Higher density development in urban areas, vibrant town centre, good urban design, multi-modal transport options (walkable, cyclable, low carbon), healthy streets, access to social, business and civic hubs, and green space and public realm improvements.	Urban Designer (Boffa Miskell)
6	Wastewater resilience	Complexity and flexibility of proposed wastewater infrastructure to service scenario development and adapt to future changes.	3 Waters Engineer (Beca)

	Criteria	Description	Subject Matter Expert
7	Water resilience	Complexity and flexibility of proposed water infrastructure to service scenario development and adapt to future changes.	3 Waters Engineer (Beca)
8	Market feasibility / deliverability	Extent to which scenario creates growth in a location that is favourable for residential activities, with good linkages across the spatial economy. The criterion considers the development costs, natural hazards (anticipated costs implications),	Economist (Market Economics)
9	Spatial economic considerations	Contribution to agglomeration effects (creating economics of scale benefits at an urban-scale level). In contrast, this also includes avoiding any dilution of demand. Consideration of scale, location, and the potential land use patterns.	Economist (Market Economics)
10	Community facilities	Considers the ability to easily access existing community facilities; impact of growth on existing; future demand and ability of future communities to travel to new community facilities (health, schools, etc.)	Urban Planner, Parks Planner (FNDC)
11	Public open space	Ability to easily access existing open spaces; impact of growth on existing; future demand and ability of future communities to travel to newly established open space.	Parks Planner (FNDC)
12	Access by walking and cycling	Access to everyday / basic needs, including retail, schools and leisure activities within 20 minutes by walking and cycling.	Transport Planner (FNDC)
13	Public Transport Accessibility	Options which encourage development of public transport services	Transport Planner (FNDC)
14	Transport resilience	Options that focus growth in areas less prone to traffic disruption during disasters and infrastructure damage.	Transport Planner (Beca)

4.2 Scoring

The scoring scale (shown below) was used to determine how the scenarios perform relative to the other scenarios, against each criterion. Scenarios were considered over a thirty-year horizon.

Table 4: MCA scoring scale

Effects criteria	Score	Indicator / Description
Largely better	2	Is largely better for this criterion when compared to other scenarios. Scenario likely to make substantial progress towards achieving objectives over a 30-year period. May result in substantial positive outcomes. Positive change will be noticeable.
Better	1	Is better for this criterion when compared to other scenarios. May result in minor positive outcomes within the identified domain, or more significant positive outcomes in the short-term. Scenario likely to make some progress towards achieving objectives, but possibly not all objectives, over a 30-year period.
Neutral	0	Negligible impact or change from current situation/neutral. No discernible or positive or negative difference.
Worse	-1	Is worse for this criterion when compared to other scenarios. May result in minor adverse outcomes, or moderate adverse outcomes in the short term. Scenario not to make substantial progress towards achieving objectives over a 30-year period.

Effects criteria	Score	Indicator / Description
Largely worse	-2	Is largely worse for this criterion when compared to other scenarios. Scenario likely to make things considerably worse over a 30-year period. May result in substantial negatives outcomes. May result in substantial adverse outcomes and/or result in an adverse effect which is permanent or extends over the long term.

The final scores are provided in Table 5 below. Please use this link to a copy of full MCA results.

Table 5: Subject matter expert assessment

	A	B	C	D	E	F
Biodiversity	0	-1	0	0	0	-1
Emissions (ground transport)	0	-1	-1	2	1	0
Natural Hazards and fragmentation	0	-2	1	2	-1	-1
Rural production	0	-1	1	1	-1	-2
Urban Form and Density	0	-1	-1	2	1	-1
Wastewater resilience	0	-2	-2	0	-1	-1
Water resilience	0	-1	-1	-1	-1	-1
Market feasibility / deliverability	0	0	0	2	1	-1
Spatial economic considerations	0	0	0	2	1	0
Community facilities	1	-1	-1	1	-1	-1
Public open space	2	-1	1	2	-1	2
Access by walking and cycling	0	-1	-1	2	1	1
Public Transport Accessibility	0	1	1	2	1	0
Transport resilience	0	-2	-2	1	1	2
Score	3	-13	-5	18	1	-4
Ranking	--	5th	4th	1st	2nd	3rd

Scenario D – Kerikeri South Focused Expansion ranks highest in the MCA. Some of the reasons identified in support of Scenario D include:

- Reduction in emissions and VKT (vehicle kilometres travelled).
- Proximity to existing infrastructure.
- Compact urban form.
- Contiguous developable land.
- Supports economic benefits by extending established centre networks near Kerikeri.
- Market-feasible due to its ability to concentrate growth and create scale.
- Enhances economic concentration and supports Kerikeri's urban network functionality.

- Avoids diluting demand, ensuring stronger economic outcomes.

Some of the challenges with other Scenarios included:

- High fragmentation of land and small tracts of developable areas make future growth challenging, particularly in Scenario B. Scenario F has the lowest percentage of developable land (55%), however is less fragmented than Scenario B.
- Proximity to Wāhi Toiora areas increases environmental risks, particularly for DOC protected natural areas for Scenarios B and F.
- Scenario F has the highest percentage of land classified as Highly Productive Land (HPL) at 89% and the most amount of contiguous HPL when compared to other scenarios. Scenarios E and B contain HPL at 43% and 36% for respectively.
- Poor linkages to existing economic infrastructure and perceived isolation from existing centres – relative to Scenarios D and E, Scenarios B, C and F are considered to provide poorer access to community facilities and economic opportunity.
- Scenarios B, C, and F pose the risk of creating dormant suburbs, or residential sprawl, with limited services and high car dependency, impacting connectivity and vibrancy.

5 Hapū Rōpū Cultural Impact Analysis

5.1 Overview

The Hapū Rōpū Governance Body for Te Pātukurea have been engaged in the development of the spatial plan from the very beginning. The Hapū Rōpū Governance Body comprises of representatives from the following Hapū:

- Ngāti Hineira
- Ngāti Korohue
- Ngāti Rēhia
- Ngāti Mau – invited, but currently no member at the table
- Ngāti Rangi – invited, but currently no member at the table
- Ngāti Torehina ki Mataka
- Te Uri Taniwha
- Te Whiu

The Hapū Rōpū prepared a Cultural Impact Assessment in 2023, which was updated in 2024 (CIA). The CIA was one of the key considerations used to inform the initial development of growth scenarios.

The Hapū Rōpū prepared a Cultural Impact Addendum (September 2024), which assessed the growth scenarios; the key recommendations from this Addendum were used to develop criteria for scoring each growth scenario. This also formed the initial basis to their scoring.

The CIA and Addendum are available on our public facing Te Pātukurea website.

At a hui on 18 November scores were reviewed and updated by the Hapū Rōpū as considered appropriate. A workshop with the Hapū Rōpū was held on 4 December, following the conclusion of public consultation, to share with the Hapū Rōpū the results of the other analysis (infrastructure costs, subject matter expert MCA,

public engagement). This enable the Hapū Rōpū to confirm their scoring of the growth scenarios based not only on their cultural impact assessment, but taking into account the rest of the evaluation findings. At this workshop, the Hapū added an additional cultural impact criterion to reflect the importance of maintaining the integrity of soils, a key recommendation in the cultural impact assessment. This was also scored and agreed at the workshop. During the work shop the Hapū Rōpū had a separate meeting from the Council staff to discuss and agree on their recommended growth scenario.

5.2 Scoring

Hapū Rōpū utilised the same scale as Subject Matter Experts to determine how the scenarios perform against each criterion, relative to each other.:

Table 6: Scoring scale

Effects criteria	Score	Indicator / Description
Largely better	2	Is largely better for this criterion when compared to other scenarios. Scenario likely to make substantial progress towards achieving objectives over a 30-year period. May result in substantial positive outcomes. Positive change will be noticeable.
Better	1	Is better for this criterion when compared to other scenarios. May result in minor positive outcomes within the identified domain, or more significant positive outcomes in the short-term. Scenario likely to make some progress towards achieving objectives, but possibly not all objectives, over a 30-year period.
Neutral	0	Negligible impact or change from current situation/neutral. No discernible or positive or negative difference.
Worse	-1	Is worse for this criterion when compared to other scenarios. May result in minor adverse outcomes, or moderate adverse outcomes in the short term. Scenario not to make substantial progress towards achieving objectives over a 30-year period.
Largely worse	-2	Is largely worse for this criterion when compared to other scenarios. Scenario likely to make things considerably worse over a 30-year period. May result in substantial negatives outcomes. May result in substantial adverse outcomes and/or result in an adverse effect which is permanent or extends over the long term.

The final scores are provided in Table 7. Please use this link to a copy of the full results of this analysis.

Table 7: Hapū Rōpū analysis

	A	B	C	D	E	F
The extent that the scenario upholds Kaitiakitanga principles (as described in the CIA), and protects and enhances significant cultural sites, and wāhi tapu.	-1	2	1	1	1	1
The extent to which a scenario may negatively impact waterways, with special attention to Te Awa o Ngā Rangatira and coastal waters.	0	-2	-1	-1	-1	-1
The extent to which the scenario can address equity concerns raised by Te Pātukurea Hapū Rōpū, particularly in relation to social and affordable housing.	-2	1	1	2	2	2
The extent to which a scenario has the potential to connect Te Pātukurea Hapū Rōpū	0	2	1	-2	1	2

and the public to whenua and te taiao through future access agreements.						
The ability of a scenario to enable adaptation to climate change whilst respecting cultural values.	0	-2	1	2	-1	-2
Integrity of soils is maintained as much as possible.	0	-1	1	1	-1	-2
Score	-3	1	4	3	1	0
Ranking	--	4th	1st	2nd	3rd	5th

Hapū Rōpū cultural impact scoring ranked Scenario C highest, with D second. The following is noted:

- Scenarios with a higher chance of identifying new sites of cultural significance were scored better. All scenarios performed better than the status-quo option.
- Scenarios nearer to streams received lower scores due to environmental and cultural concerns; Scenario B scored worst as the Waipekakoura River cuts across majority of its area. Scenarios B and F, however, also offer the potential to increase access to streams and were scored better for their ability to improve connections to te taiao.
- Scenarios that enable more affordable housing opportunities were scored favourably. Scenarios E and F were considered to provide the cheapest land, with Scenario D benefiting from lower infrastructure costs which can be carried through to lower house costs. These scenarios also provide opportunities to incorporate manaakitanga, cultural narratives, and design concepts. All scenarios performed better than Scenario A / status-quo.
- Scenarios that enable adaptation to climate change while respecting cultural values scored better. Scenario D was the stand-out option from this perspective as it is less exposed to natural and climate change hazards.
- Scenarios that do not put future growth in areas with productive soils score more favourably, so that integrity of soils is protected. Scenario F was scored lowest due to the large percentage of developable land which contains highly productive soils (89%).

During the workshop with Hapū Rōpū on 4 December, it was decided to examine the scenarios from a broader perspective, taking into account factors other than cultural considerations. Following this discussion, Hapū Rōpū agreed to support Scenarios D and E, acknowledging there is some overlap between Scenarios C and E.

6 Public Engagement and Feedback

6.1 Overview

Engagement with the wider community was undertaken from 1 to 29 November 2024 on the growth scenarios. Feedback was sought on the proposed scenarios detailed in the Growth Scenarios Report and in the Te Pātukurea Engagement mapping tool.

The primary way for people to record their feedback was through the online survey. Hard copy survey responses were also received and digitally digested by the team. The public was also able to provide specific feedback and suggestions through:

- a have-your-say interactive map
- in-person events
- through social media comments
- specific events to engage rangatahi
- their own submission

The online survey included a breadth of questions, including asking what community facilities and travel options they would like to see, and what qualities are important to them in informing growth. Respondents were asked to score how each scenario aligned with their vision for the area, which enabled the project team to see how the community ranked the growth scenarios. The public also had opportunities to provide long-form answers to describe their considerations of the scenarios.

6.2 Scoring

Survey respondents were asked how well they felt each scenario aligned with their vision for the future of Kerikeri-Waipapa. The following scoring system was used:

- Strongly aligned = +2 points (indicates strong agreement with the scenario)
- Somewhat aligned = +1 point (indicates moderate agreement)
- Neutral = 0 points (indicates no strong opinion)
- Somewhat misaligned = -1 point (indicates moderate disagreement)
- Does not align at all = -2 points (indicates strong disagreement)

We calculated a score for each scenario which used the above points as a multiplier for each response. For example: each response for 'strongly aligns' received a score of "2." Each response for 'somewhat aligned' received a score of "1." An example calculation of 15 respondents giving a score of 'strongly aligned' would equal 30 points. Fifteen respondents giving a score of 'somewhat aligned' equals a score of 15. And so on. Please use this link to a copy of full results.

The final scores are provided in Table 8.

Table 8: Final (calculated) community scores

	A	B	C	D	E	F
Strongly align (2)	30	26	22	40	54	48
Somewhat align (1)	37	35	30	25	29	23

Neutral (0)	0	0	0	0	0	0
Somewhat misaligned (-1)	-24	-23	-22	-24	-15	-15
Does not align (-2)	-26	-28	-40	-30	-18	-48
Score	17	10	-10	11	50	8
Ranking	--	3rd	5th	2nd	1st	4th

Scenario E (Waipapa Focused) is ranked highest; the community has voiced strong support for Waipapa as a key hub for commercial and industrial growth, recognising its potential to drive development of the district.

Scenario E had the most respondents who expressed strong support, as well as the fewest respondents who indicated it was somewhat misaligned or not aligned at all with their preferences. In contrast, Scenario F delivered the most polarising perspectives – with both strong support and opposition indicated by the public.

On the have-your-say interactive map, Scenario D received the most "likes", with participants supporting the proximity of this scenario to the existing Kerikeri Town, utilising existing infrastructure and lower cost to service. Scenario C received the most "dislikes", with concerns including the risk of overdevelopment and strain on Waipapa Road. The remaining scenarios all received a more balanced mix of likes and dislikes. Concern over flood risk and infrastructure strain were common themes in responses to these scenarios.

In addition to asking the community to rank scenarios through online engagement, the project team also received feedback from central government agencies, infrastructure providers, members of the community and community groups. Rangatahi also provided feedback through several events. The above scores were reviewed in light of this feedback. In this context, it is noted:

- Rangatahi indicated a strong preference for focusing development in Kerikeri (Scenario D).
- Infrastructure providers were mostly neutral in terms of scenario preference, with one indicating strength in Scenarios D and E, and noting possible cost and accessibility challenges with Scenario B and F.
- Central government agencies indicated no specific preference. Some recommended considering hybrid scenarios (combining elements of Kerikeri and Waipapa options), and other noted support for growth in Waipapa.
- Community groups indicated a preference for Scenario F.

The feedback received reinforced the conclusions reached in the online survey in relation to Waipapa-focused growth. The feedback also acknowledges of the need to invest in Kerikeri to maintain its vibrancy, character, and appeal as a cultural and social centre, and that a hybrid option warrants consideration.

7 Conclusions

7.1 Discussion

As noted in Section 1, the evaluation process was completed in stages. The first stage included the completion of the infrastructure cost analysis, the MCA and the Hapū Rōpū Cultural Analysis. The results of this stage were then reviewed in light of feedback from engagement.

The highest-ranking scenario varied across different evaluation components:

- Infrastructure costs: Scenario D
- Subject matter expert analysis: Scenario D
- Hapū Rōpū cultural analysis: Scenario C
- Public engagement: Scenario E

Overall, Scenario D ranked highest in the scenario evaluation analysis. However, public engagement highlighted:

- Strong support for growth in Waipapa
- A desire to ensure Kerikeri is not left behind

When factoring in the raw scores from community engagement, Scenario E ends up ranking highest overall.

Considering all evaluation components (scenario evaluations and community feedback), in consultation with Hapū Rōpū, a hybrid of Scenarios D and E was identified as the option that aligns with the Hapū Rōpū preference to see growth in Waipapa (as components of their preferred scenario C is also part of scenario E), as well as the community's support for growth in Waipapa and Kerikeri. A hybrid option of D and E also aligns with the evaluation findings.

In conclusion, this evaluation process has identified a hybrid scenario: a combination of Scenarios D and E.

Appendix A: Growth Scenarios

The Decision-Making Framework (DMF) assessed the following six potential growth scenarios for accommodating growth within the Kerikeri-Waipapa area.

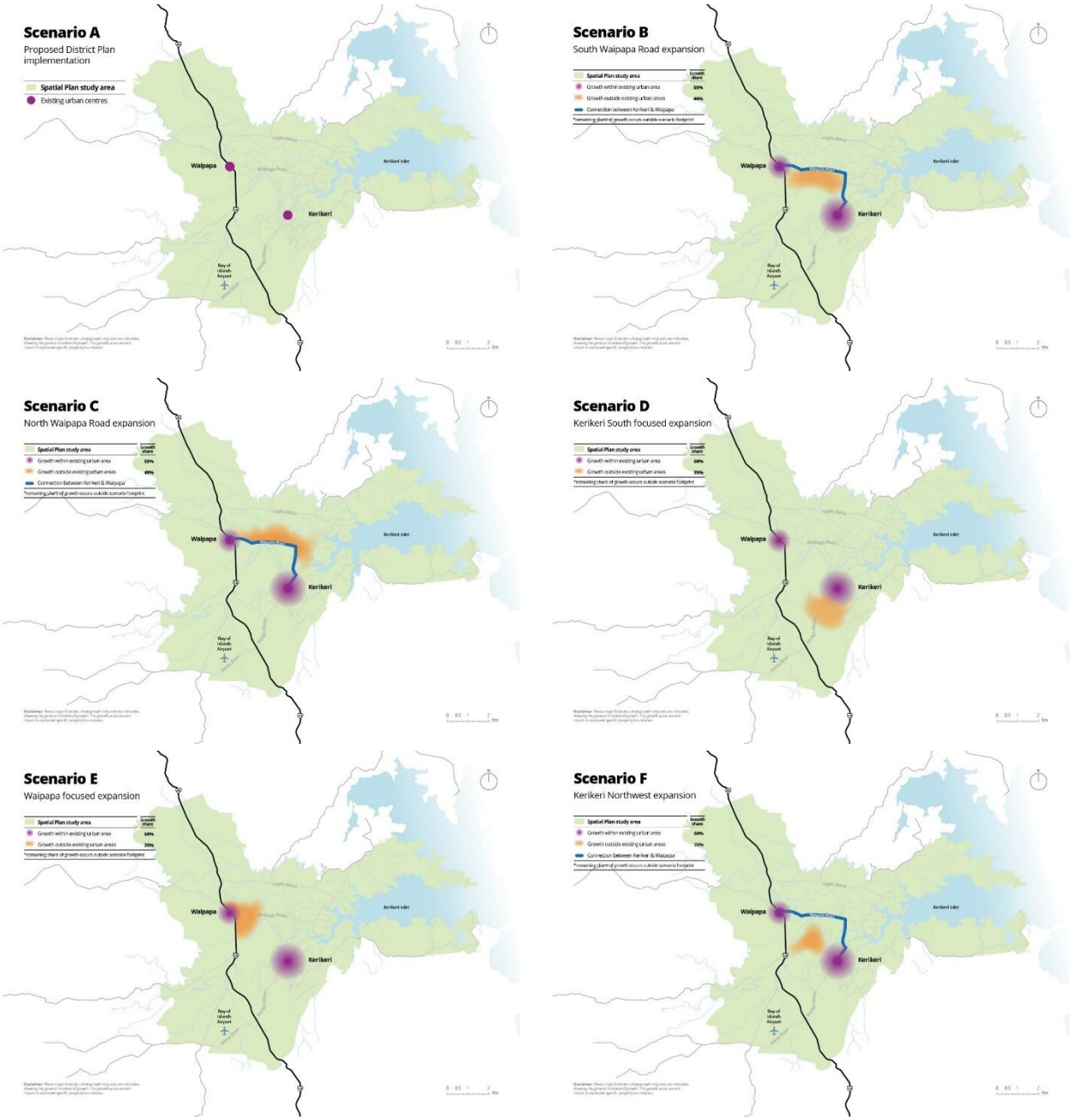

Figure 1: Six growth scenarios